

ORDINANCE NO. F-0734

**AN ORDINANCE GRANTING A SIDE YARD ABUTTING A STREET VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
1103 N. WHEATON AVENUE - REXILIUS**

WHEREAS, written application has been made requesting a variation to Article 9.2.5¹ of the City of Wheaton Zoning Ordinance to reduce the required side yard abutting a street from 25.25 feet to 18.5 feet in order to construct a two-story addition onto an existing home; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning & Zoning Board on June 25, 2002 to consider the variation request and the Wheaton Planning & Zoning Board has recommended approval of the zoning variation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact determined by the Wheaton Planning & Zoning Board, a variation is granted to Article 9.2.5¹ of the City of Wheaton Zoning Ordinance to reduce the required side yard abutting a street from 25.25 feet to 18.5 feet to allow the construction of a two-story addition onto an existing home in accordance with the plans entitled "*Rexilius Addition, 1103 N. Wheaton Avenue, Wheaton, IL; Pages 1 thru 3; prepared by H & H Design & Remodel, ON684 Gary Avenue #A, Wheaton, IL dated May 17, 2002.*"

The property that is subject of the variation is legally described as:

LOT 6 (EXCEPT ALL THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF THE NORTH 50.0 FEET OF THE SOUTH 102.0 FEET THEREOF AND EXCEPT THE EAST 58.0 FEET THEREOF) IN BLOCK 8 OF JESSE C. WHEATON JR. ADDITION TO WHEATON, BEING A SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1907 AS DOCUMENT 89892, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-203-006

The subject property is commonly known as 1103 N. Wheaton Avenue, Wheaton, IL 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



James Carr

Mayor

ATTEST:

Erin M. Connolly
City Clerk

Roll Call Vote

Ayes:

Councilman Mouhelis
Councilman Eckhoff
Councilman Gresk
Mayor Carr
Councilwoman Johnson
Councilman Mork

Nays:

None

Absent:

Councilman Johnson

Motion Carried Unanimously

Passed: July 1, 2002

Published: July 2, 2002